



DEPARTMENT OF PERMITTING SERVICES

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GUIDELINES FOR RENTING OUT YOUR PROPERTY DURING THE U S OPEN

CAN I RENT OUT MY HOUSE DURING THE U S OPEN?

Single family houses can be rented out during the U S Open provided that the use of the house continues to be a single family dwelling. Consistent with the zoning code, the house can be rented to one family (there is no restriction on the number of family members) or to an individual or individuals not to exceed five unrelated individuals.

CAN THE RENTER HAVE PARTIES IN MY HOUSE OR ON THE GROUNDS OF MY PROPERTY?

The renter can use the house just as you would. They can have a party inside or outside the house provided that they maintain the residential character of the property and do not have paid commercial or for profit hospitality events. You must conform to all noise control ordinances as well. Those requirements can be found at the following link:

<http://www.montgomerycountymd.gov/dectmpl.asp?url=/Content/dep/community/ordinance.asp>

CAN I RENT THE HOUSE THROUGH ONE OF THE BUSINESSES THAT IS ADVERTISING “RENT YOUR HOUSE FOR THE U S OPEN”?

You can rent your house through one of these businesses. However you need to be sure that the business will not have paid commercial or for profit hospitality events. You should be sure that the agreement you have for the rental of your property includes a provision that no paid commercial or for profit hospitality events will be allowed on the property. You are ultimately responsible for the activities on your property, even if you are not there.

CAN I HAVE PAID PARKING ON MY PROPERTY?

Tournament parking is permitted on residential property. You must first submit an application for a Use & Occupancy for the property. With the application you must provide a site plan showing a parking layout that includes spaces, drive aisles, access and handicapped accessible parking in accordance with Chapter 59-E of the Montgomery County Code, otherwise known as the Zoning Ordinance. A written permit authorizing such must be obtained from the Director of Permitting Services at least 10 days prior to the event. No other commercial use is permitted.

CAN I RENT OUT MY HOUSE TO MULTIPLE GROUPS ON DIFFERENT DAYS?

No. Any guest residing in your home must maintain the usage and character of a single family structure. You cannot rent to different groups on different days.

CAN I HAVE TENTS FOR PARTIES ON MY PROPERTY?

Yes, you or your tenant can erect tents. If the length of time that tents and/or membrane structures are up is 1-2 days, no Building Permit or Use and Occupancy Certificate is required by the Department of Permitting Services. If the tents and/or membrane structures are up for 3-7 days, a Use and Occupancy Certificate will be required. Neither you nor your tenant can sell hospitality packages including tickets for different days of the tournament. You may not charge a fee for people to enter onto your property, except for parking, nor sell any items including food or drink, from your property.